

# Maintenance Assessment Districts

Council District: 4  
Fund: 70222

Bay Terraces

Bay Terraces Maintenance Assessment District			
	FY 2002 ACTUAL	FY 2003 BUDGET	FY 2004 ANNUAL
Positions	0.05	0.04	0.04
Personnel Expense	\$ 2,488	\$ 3,018	\$ 3,120
Non-Personnel Expense	22,893	40,650	63,210
<b>TOTAL</b>	<b>\$ 25,381</b>	<b>\$ 43,668</b>	<b>\$ 66,330</b>

The Bay Terraces Maintenance Assessment District (District) was established on December 14, 1982 to provide maintenance of four acres of open space. There are two non-contiguous areas in this District. Zone 1 is located north of Parkside Avenue and south of Manos Drive. Zone 5 is located south of Paradise Road, east of Woodman Drive and north of Alsacia Street. The Zone numbers correspond to the phases of the development of the project.

The Annual Fiscal Year 2004 Budget is based on current maintenance costs. The Bay Terraces Maintenance Assessment District Oversight Committee approved the budget on February 1, 2003.

	FY 2003 ESTIMATE	FY 2004 ANNUAL
<b>BAY TERRACES</b>		
<b>BALANCE</b>	\$ 12,342	\$ 21,895
<b>Revenue</b>		
Assessments	\$ 39,757	\$ 40,930
Interest	700	436
City Contributions	107 <sup>(1)</sup>	3,069 <sup>(2)</sup>
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 40,564</b>	<b>\$ 44,435</b>
<b>TOTAL REVENUE AND BALANCE</b>	<b>\$ 52,906</b>	<b>\$ 66,330</b>
<b>Expense</b>		
Personnel	\$ 3,020	\$ 3,120
Contractual	17,052	19,252
Incidental	4,906	4,715
Utilities	6,033	8,300
Contingency Reserve	-	30,943
<b>TOTAL EXPENSE</b>	<b>\$ 31,011</b>	<b>\$ 66,330</b>
<b>BALANCE</b>	<b>\$ 21,895</b>	<b>\$ -</b>
<b>Assessments per Equivalent Benefit Unit:</b>		
<b>Zone 1</b> <sup>(3)</sup>	\$ 89.92	\$ 93.47 <sup>(5)</sup>
<b>Zone 5</b> <sup>(4)</sup>	\$ 105.62	\$ 105.62

<sup>(1)</sup> In Fiscal Year 2003, the City contributed general benefit of \$107 from the Environmental Growth Fund for maintenance of 4.01 acres of open space at \$26.63 per acre.

<sup>(2)</sup> In Fiscal Year 2004, the City will contribute general benefit of \$107 from the Environmental Growth Fund for maintenance of 4.01 acres of open space at \$26.63 per acre. In addition, the City will transfer from the General Fund \$2,962 for maintenance of 0.17 acre of parkland. Included in this amount is the City's contribution for Fiscal Year 2004 and a onetime retroactive adjustment for the last three years (Fiscal Years 2001, 2002, and 2003) of maintenance performed by the District.

<sup>(3)</sup> Zone 1 has a total of 329.35 Equivalent Benefit Units (EBUs) for maintenance of two acres of an open space green belt area that includes turf, trees, ground maintenance, and walkways.

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<sup>(4)</sup> Zone 5 has a total of 96.03 EBU's for maintenance of two acres of natural open space area.

<sup>(5)</sup> The assessment increase is based on the San Diego Urban Consumer Price Index (SDCPI-U) of 3.95 percent.